

MH014233356202324P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
19 Jan 2024	Receipt	Receipt no : 1113272399
	Name of the Applicant :	Adv Kishor Narharrao Patil
	Details of property of which document has to be searched :	Dist : Pune Village : Charholi Budruk S No/CTS No/G No : 419
	Period of search :	From :2013 To :2024
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no MH014233356202324P		
As this is a computer generated receipt, no stamp or signature is required.		
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Payment of search fee through GRAS challan can be verified on gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php .		





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SEARCH AND TITLE REPORT



I am instructed by **M/s. DR GAVHANE LEGACY M.s.**, Mangalam Landmarks LLP through its partner Subhash Shantaram Sakore, Having Office at: Office No. 33, Fifth Floor, A Wing, Silver Space, Upon Saraswat Bank, Vishalnagar, Survey No 25, Pimple Nilakh, Pune - 411027, to take search and give report of the property mentioned herein below and issue title certificate.

SCHEDULE OF THE PROPERTY

All the piece and parcel of the property bearing Survey No. 419/2/1.....

i) area admeasuring 00 H 21 R assessed at Rs. 1.38 paise from total area admeasuring 03 H 55 R + 00 H 24 R potkharaba i.e. 03 H 79 R assessed at Rs. 23.29 Paise;

ii) area admeasuring 00 H 27 R assessed at Rs. 1.77 paise from total area admeasuring 03 H 55 R + 00 H 24 R potkharaba i.e. 03 H 79 R assessed at Rs. 23.29 Paise;

iii) area admeasuring 00 H 32.30 R out of it 00 H 25.3 R assessed at Rs. 2.12 paise, from total area admeasuring 03 H 55 R + 00 H 24 R potkharaba i.e. 03 H 79 R assessed at Rs. 23.29 Paise;

iv) area admeasuring 00 H 8 R + potkharaba 00 H 06 R i.e. total area admeasuring 00 H 14 R assessed at Rs. 0.52 paise, from total area admeasuring 03 H 55 R + 00 H 24 R potkharaba i.e. 03 H 79 R assessed at Rs. 23.29 Paise;

v) area admeasuring 00 H 38 R + potkharaba 00 H 06 R i.e. total area admeasuring 00 H 44 R out of it area admeasuring 00 H 07 R assessed at Rs. 2.49 paise, from total area admeasuring 03 H 55 R + 00 H 24 R potkharaba i.e. 03 H 79 R assessed at Rs. 23.29 Paise,

vi) area admeasuring 00 H 27 R from total area admeasuring 03 H 55 R + 00 H 24 R Potkharaba i.e. 03 H 79 R assessed at Rs. 1.77 Paise,

situated at village **Charholi Budruk**, Tal. Haveli, Dist. Pune, within the jurisdiction of Sub-Registrar Haveli and within the local limits of Pimpri Chinchwad Municipal Corporation.



THE DOCUMENTS PERUSED

M/s. DR GAVHANE LEGACY M/s. Mangalam Landmarks LLP through its partner Subhash Shantaram Sakore, Having Office at: Office No. 33, Fifth Floor, A Wing, Silver Space, Upon Saraswat Bank, Vishalnagar, Survey No 25, Pimple Nilakh, Pune - 411027, has provided me following documents for search of the said property.

1. Copy of 7/12 extracts,
2. Copy of Mutation Entries,
3. Copy of Development Agreement,
4. Copy of Power of Attorney,
5. Copy of Supplementary Development Agreement,
6. Copy of Sale Deed,
7. Copy of Release Deed,
8. Copy of Partition Deed.

I have carried out Search in respect of the said property in the office of Sub-Registrar Haveli, for last 2 years i.e. from 2023 till today and after going through above referred documents I have found following information.

Mutation entry 3233 shows that in the year 1948 Dhanraj Gulabchand Marwadi and Shankar Jyotiba Sawant had purchased half share from Survey No. 475 and 517 from Gulwantabai Kalyanrao Shitole by registered Sale Deed. Accordingly names of Dhanraj Gulabchand Marwadi and Shankar Jyotiba Sawant were recorded in the record of 7/12 extract from the year 1951-1952 to the extent of half share.

Mutation entry 4416 shows that in the year 1956 Hari Appaji Kate had purchased half share from Survey No. 475 and 517 from Vitthalrao Ganpatrao Tapkir and Triambakrao Ganpatrao Tapkir by registered Sale Deed. Accordingly name of Hari Appaji Kate was recorded in the record of 7/12 extract from the year 1956-1957 to the extent of half share.

Mutation entry 4643 shows that, name of Narayan Maruti Tapkir recorded as ordinary tenant in the record of 7/12 extract was deleted because he was not in possession for more than 2 years and names of Hari Appaji Kate, Balu Maruti Kalje and Waman Bhaguji Kalje were retained.

Mutation entry 5786 shows that in the year 1965 Waman Bhaguji Kalje had purchased property from Survey No. 475/2 and 517 from Dhanraj Gulabchand Chordiya by registered Sale Deed. Accordingly name of Waman Bhaguji Kalje was recorded in the record of 7/12 extract.

Mutation entry 8121 pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and is applicable to the entire village **Charholi Budruk** and area was converted into 07 Hectare 58 R from 18 Acres 29 Gunthas.





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Mutation entry 8307 shows that Hari Appaji Kate had mortgaged Survey No. 475/1 and 747/1A + 1B to Pune District Co-operative Bank. Accordingly name of Pune District Co-operative Bank is recorded in the other rights column of 7/12 extract of the said and other properties.

Mutation entry 8560 shows that Hari Appaji Kate had repaid the loan obtained from Pune District Co-operative Bank. Accordingly name of Pune District Co-operative Bank is deleted from other rights column of 7/12 extract of the said and other properties.

Mutation entry 8577 shows that in the year 1969 Hari Appaji Kate had purchased property to the extent of $\frac{1}{4}$ th share from Survey No. 475/2 and 517 from Anjirabai Jaywantrao Patil Tapkir by registered Sale Deed. Accordingly name of Hari Appaji Kate was recorded in the record of 7/12 extract.

Mutation entry 8624 shows that Hari Appaji Kate had availed loan from Praful Vikas Co-operative Society. Accordingly name of Praful Vikas Co-operative Society is recorded in the other rights column of 7/12 extract of the said and other properties.

Mutation entry 8673 shows that Hari Appaji Kate had availed loan from Praful Vikas Co-operative Society. Accordingly name of Praful Vikas Co-operative Society is recorded in the other rights column of 7/12 extract of the said and other properties.

Mutation entry 8790 shows that Waman Bhaguji Kalje expired on 24/08/1977, leaving behind him following legal heirs:

- | | |
|------------------------------|--------------------|
| 1. Kondiba Waman Kalje | - Son |
| 2. Govinda Waman Kalje | - Son |
| 3. Janardhan Gopal Kalje | - Grandson |
| 4. Leelabai Vasant Newale | - Grand- Daughter |
| 5. Bababai Gopal Kalje | - Daughter- in-law |
| 6. Bapusaheb Waman Kalje | - Son |
| 7. Gulab Waman Kalje | - Son |
| 8. Laxmibai Tanaji Shive | - Daughter |
| 9. Muktabai Parshuram Satav | - Daughter |
| 10. Kaushalya Dashrath Satav | - Daughter |
| 11. Kondabai Waman Kalje | - Widow Wife |

Accordingly after the demise of Bapu Wamanrao Kalje his name was deleted and names of his above legal heirs were recorded in the record of 7/12 extract of Survey No. 475/2/1.

Mutation entry 9082 shows that Shankar Jyotiba Sawant expired on 09/06/1976 leaving behind him following legal heirs:

- | | | |
|-----------------------------|---|------------|
| 1. Narayan Shankar Sawant | - | Son |
| 2. Hari Shankar Sawant | - | Son |
| 3. Kaushalya Rajaram Wanjle | - | Daughter |
| 4. Hausabai Shankar Sawant | - | Widow Wife |

Accordingly after the demise of Shankar Jyotiba Sawant his name was deleted and names of his above legal heirs were recorded in the record of 7/12 extract of Survey No. 475/2/1 to the extent of 8 Anna share as reflected in 7/12.

The 7/12 extracts from the year 1951-1982 are not properly readable. Conclusions are drawn from mutation entries made available to me.

Mutation Entry No. 9146 shows that, by the order of Additional Tahsildar, Haveli names of Dashrath Maruti Kalje and Arjun Maruti Kalje are declared as tenants as per Sec. 70 B of Bombay Tenancy & Agricultural Act. Accordingly names of Dashrath Maruti Kalje and Arjun Maruti Kalje were recorded in the other rights column of 7/12 extract of the said property as ordinary Tenant.

Mutation entry 9341 shows that Champabai Pandit Undre had preferred an application stating that she being the daughter of Hari Appaji Kate, her name was recorded in the 7/12 extract of the said property and other properties which shall be deleted and therefore her name was deleted from the record of 7/12 extract of the said property and other properties.

Mutation entry 9388 shows that Shantaram Haribhau Kate had preferred an application stating that their names were recorded in the 7/12 extract of said and other properties and it may be recorded as per their partition. But as there was no document said mutation was cancelled.

Mutation entry 9522 shows that Manik Bapu Kalje had preferred an appeal against the order passed by the Additional Tahsildar. But the said appeal was dismissed and names of Dashrath Maruti Kalje and Arjun Maruti Kalje declared as tenants as per Sec. 70 B of Bombay Tenancy & Agricultural Act were retained.

Mutation entry No. 10318 is not related with the present Survey number though reflecting on 7/12 extract.

Mutation entry No. 10723 shows that, by the notification passed by Government of Maharashtra village Charholi Budrukhi was sub-divided and new revenue villages Chovisawadi & Vadmukhwadi were created & given separate entities & the same was recorded by mutation entry No. 10723.





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Mutation entry No. 10831 shows that Narayan Shankar Sawant, Hari Shankar Sawant, Hausabai Shankar Sawant and Kaushyalabai Rajaram Kalje had sold area admeasuring 00 H 63.16 R from Survey No. 419/2/1 and other properties to Ramdas Dashrath Kalje, Namdeo Dashrath Kalje and Subhash Dashrath Kalje by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 08 at Serial No. 1518/1992 on 31/07/1992. Accordingly the names of Ramdas, Namdeo and Subhash Dashrath Kalje were recorded in the records of 7/12 extract. Thus Ramdas, Namdeo and Subhash Dashrath Kalje became owners of Survey No. 419/2/1 to the extent of area admeasuring 00 H 63.16 R. The remark subject to transaction against Bombay Tenancy Act was recorded in the other rights column of 7/12 extract of said property.

Mutation entry No. 10832 shows that Narayan Shankar Sawant, Hari Shankar Sawant, Hausabai Shankar Sawant and Kaushyalabai Rajaram Kalje had sold area admeasuring 00 H 63.16 R from Survey No. 419/2/1 and other properties to Manik Baburao Kalje and Nanda Babruvahan Kalje by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 08 / at Serial No. 1520/1992 on 31/07/1992. Thus Manik Baburao Kalje and Nanda Babruvahan Kalje became owners of Survey No. 419/2/1 to the extent of area admeasuring 00 H 63.16 R. Accordingly the names of Manik Baburao Kalje and Nanda Babruvahan Kalje were recorded in the record of 7/12 extract of the said property. The remark subject to transaction against Bombay Tenancy Act was recorded in the other rights column of 7/12 extract of said property.

Mutation entry No. 10833 shows that Narayan Shankar Sawant, Hari Shankar Sawant, Hausabai Shankar Sawant and Kaushyalabai Rajaram Kalje had sold area admeasuring 00 H 63.16 R from Survey No. 419/2/1 and other properties to Arjun Maruti Kalje by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 08 at Serial No. 1519/1992 on 30/06/1992. Accordingly the name of Arjun Maruti Kalje was recorded in the records of 7/12 extract. Thus Arjun Maruti Kalje became owner of Survey No. 419/2/1 to the extent of area admeasuring 00 H 63.16 R. The remark subject to transaction against Bombay Tenancy Act was recorded in the other rights column of 7/12 extract of said property.

Mutation entry 12228 shows that Bapu Wamanrao Kalje expired on 13/11/1995, leaving behind him following legal heirs:

- | | |
|------------------------------|--------------|
| 1. Subhash Bapu Kalje | - Son |
| 2. Asha Ramesh Ranawade | - Daughter |
| 3. Hausabai Dnyaneshwar Dage | - Daughter |
| 4. Savitribai Bapu Kalje | - Widow Wife |

Accordingly after the demise of Bapu Wamanrao Kalje his name was deleted and names of his above legal heirs were recorded in the record of 7/12 extract of Survey No. 419/2/1.

Mutation entry 12898 shows that Manik Baburao Kalje had sold area admeasuring 50 sq. mtrs., i.e. 00 H 0.50 R from Survey No. 419/2/1 to Pandurang Govind Kalje by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 20 at Serial No. 8042/2008 on 02/09/2008. Thus Pandurang Govind Kalje became owner of Survey No. 419/2/1 to the extent of area admeasuring 00 H 50 sq. mtrs., i.e. 00 H 0.50 R R. Accordingly the name of Pandurang Govind Kalje was recorded in the record of 7/12 extract of the said property.

Mutation entry 12926 shows that Manik Baburao Kalje had sold area admeasuring 2178 sq. ft., i.e. 202.41 sq. mtrs., from Survey No. 419/2/1 to Nivrutti Baban Tikone by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 08 at Serial No. 9935/2008 on 29/12/2008. Thus Nivrutti Baban Tikone became owner of Survey No. 419/2/1 to the extent of area admeasuring 00 H 2178 sq. ft., i.e. 202.41 sq. mtrs.,. Accordingly the name of Nivrutti Baban Tikone was recorded in the record of 7/12 extract of the said property.

Mutation entry 12989 shows that Govind Waman Kalje expired on 15/06/2005, leaving behind him following legal heirs:

1. Jalindar Govind Kalje	-	Son
2. Machindra Govind Kalje	-	Deceased Son
expired on 12/09/1992		
3. Nikhil Machindra Kalje	-	Grandson
4. Kavita Machindra Kalje	-	Daughter in law
5. Shalan Ashok More	-	Daughter
6. Rukhmini Shankar More	-	Daughter
7. Ranjana Chandrakant Jagtap	-	Daughter
8. Gundabai Bhaguji Gopale	-	Daughter
9. Malan Nivrutti Sakhare	-	Daughter

Accordingly after the demise of Govind Waman Kalje his name was deleted and names of his above legal heirs were recorded in the record of 7/12 extract of Survey No. 419/2/1.

Mutation entry 12990 shows that Kondabai Waman Kalje expired on 15/03/1983, leaving behind her following legal heirs:

1. Kondiba Waman Kalje	-	Deceased Son
2. Bapu Waman Kalje	-	Deceased Son
3. Govind Waman Kalje	-	Deceased Son
4. Gopal Waman Kalje	-	Deceased Son
5. Kaushalya Dashrath Satav	-	Daughter
6. Muktabai Parshuram Satav	-	Daughter
7. Gulab Waman Kalje	-	Daughter



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Accordingly after the demise of Kondabai Waman Kalje her name was deleted and names of her above legal heirs were recorded in the record of 7/12 extract of Survey No. 419/2/1.

Mutation entry 12991 shows that Laxmibai Tanaji Shivle expired on 21/08/1999, leaving behind her following legal heirs:

- | | | |
|--------------------------|---|----------|
| 1. Krushna Tanaji Shivle | - | Son |
| 2. Manik Tanaji Shivle | - | Son |
| 3. Damyanti Ashok Taras | - | Daughter |
| 4. Suman Vishwas Mandale | - | Daughter |
| 5. Aruna Suresh Mandale | - | Daughter |
| 6. Sarla Ganesh Dighe | - | Daughter |

Accordingly after the demise of Laxmibai Tanaji Shivle her name was deleted and names of her above legal heirs were recorded in the record of 7/12 extract of Survey No. 419/2/1.

Mutation entry 12993 shows that Kaushalya Dashrath Satav, Muktabai Parshuram Satav, Krushna Tanaji Shivle, Manik Tanaji Shivle, Damyanti Ashok Taras, Suman Vishwas Mandale, Aruna Suresh Mandale, Sarla Ganesh Dighe, Draupadabai Kondiba Kalje, Shalan Ashok More, Rukhmini Shankar More, Ranjana Chandrakant Jagtap, Gundabai Bhaguji Gopale, Malan Nivrutti Sakhare, Bababai Gopal Kalje, Leelabai Vasant Newale, Savitribai Bapu Kalje, Ashabai Ramesh Ranawade, Hausabai Dnyaneshwar Dage, Shobha Popat Kalokhe and Baby Pandurang Khandve had released their rights, interest and share from Survey No. 419/2/1 and other properties without taking any consideration in favour of Ramesh Kondiba Kalje, Jalindar Govind Kalje, Kavita Machindra Kalje, Janardhan Gopal Kalje, Subhash Bapu Kalje and Gulab Waman Kalje by registered Release Deed. The said Release Deed was registered in the office of Sub Registrar Haveli No. 08 at Serial No. 6836/2008 on 21/07/2008. Accordingly the names of Kaushalya Dashrath Satav, Muktabai Parshuram Satav, Krushna Tanaji Shivle, Manik Tanaji Shivle, Damyanti Ashok Taras, Suman Vishwas Mandale, Aruna Suresh Mandale, Sarla Ganesh Dighe, Draupadabai Kondiba Kalje, Shalan Ashok More, Rukhmini Shankar More, Ranjana Chandrakant Jagtap, Gundabai Bhaguji Gopale, Malan Nivrutti Sakhare, Bababai Gopal Kalje, Leelabai Vasant Newale, Savitribai Bapu Kalje, Ashabai Ramesh Ranawade, Hausabai Dnyaneshwar Dage, Shobha Popat Kalokhe and Baby Pandurang Khandve were deleted from the records of 7/12 extract of the said property and other properties and the names of Ramesh Kondiba Kalje, Jalindar Govind Kalje, Kavita Machindra Kalje, Janardhan Gopal Kalje, Subhash Bapu Kalje and Gulab Waman Kalje were retained in the 7/12 extract of the said property.

Mutation entry No. 12994 shows that, Ramesh Kondiba Kalje, Jalindar Govind Kalje, Kavita Machindra Kalje, Janardhan

-Gopal Kalje, Subhash Babu Kalje and Gulab Waman Kalje, Bajrang Gulab Kalje and Nana Gulab Kalje had parted said property and other properties between themselves by registered Partition Deed. The said Partition Deed was registered in the office of Sub Registrar Haveli No. 08 noted at Sr. No. 8218/2008 on 29/12/2008. Accordingly the said property came to be partitioned as follows:

Sr No.	Survey No. (Charholi)	Area admeasuring	Name of owner
1.	419/2/1	42 R	Ramesh Kondiba Kalje
2.	419/2/1	21 R	Jalinder Govind Kalje
3.	419/2/1	21 R	Kavita Machindra Kalje
4.	419/2/1	53 R	Janardhan Gopal Kalje
5.	419/2/1	53 R	Subhash Babu Kalje
Total Area :		01 H 90 R	

The other properties mentioned in the said Partition deed are not related with present search, so history relating to it is not taken into consideration.

Mutation entry 13375 shows that Babubai Gopal Kalje and others had sold area admeasuring 00 H 52 R from Survey No. 419/2/1 to Deepmoti Promoters and Builders by registered Sale Deed. Thus Deepmoti Promoters and Builders became owner of Survey No. 419/2/1 to the extent of area admeasuring 00 H 52 R. Accordingly the name of Deepmoti Promoters and Builders was recorded in the record of 7/12 extract of the said property. The said mutation is not related with present search.

Mutation entry 13469 shows that Manik Baburao Kalje had sold area admeasuring 00 H 0.93 R from Survey No. 419/2/1 to Shivajidada Pawar by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 19 at Serial No. 3883/2010 on 26/04/2010. Thus Shivajidada Pawar became owner of Survey No. 419/2/1 to the extent of area admeasuring 00 H 0.93 R. Accordingly the name of Shivajidada Pawar was recorded in the record of 7/12 extract of the said property. The said mutation is not related with present search.

Mutation entry 13470 shows that Manik Baburao Kalje had sold area admeasuring 00 H 1250 sq.ft. i.e. 116.17 sq. mtrs., from Survey No. 419/2/1 to Narendra Sahebrao Patil and Vaishali Narendra Patil by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 14 at Serial No. 3824/2010 on 28/04/2010. Thus Narendra Sahebrao Patil and Vaishali Narendra Patil became owners of Survey No. 419/2/1 to the extent of area admeasuring 00 H 1250 sq.ft. i.e. 116.17 sq. mtrs. Accordingly the names of Narendra Sahebrao Patil and Vaishali Narendra Patil were recorded in the record of 7/12 extract of the said property. The said mutation is not related with present search.





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Mutation entry 14007 shows that Janardhan Gopal Kalje expired on 19/11/2010, leaving behind him following legal heirs:

- | | | |
|----------------------------|---|------------|
| 1. Ganesh Janardhan Kalje | - | Son |
| 2. Sharda Sham Tambe | - | Daughter |
| 3. Suvarna Rupesh Nanekar | - | Daughter |
| 4. Sheetal Janardhan Kalje | - | Daughter |
| 5. Kumabai Janardhan Kalje | - | Widow Wife |

Accordingly after the demise of Janardhan Gopal Kalje his name was deleted and names of his above legal heirs were recorded in the record of 7/12 extract of Survey No. 419/2/1.

Mutation entry 14371 shows that Manik Baburao Kalje had sold area admeasuring 00 H 1024 sq.ft., from Survey No. 419/2/1 to Sudam Popat Shinde by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli at Serial No. 4515/2010 on 17/05/2010. Thus Sudam Popat Shinde became owner of Survey No. 419/2/1 to the extent of area admeasuring 00 H 1024 sq.ft. Accordingly the names of Sudam Popat Shinde was recorded in the record of 7/12 extract of the said property. The said mutation is not related with present search.

Mutation entry 15143 shows that Ramesh Kondiba Kalje had obtained loan from Savtamali Vikas Society. Accordingly name of Savtamali Vikas Society was recorded in the other rights column of 7/12 extract of Survey No. 419/2/1.

Mutation entry 15357 shows that Ramdas Dashrath Kalje and Namdev Dashrath Kalje had obtained loan from Purna Nagri Sahakari Path sanstha, Thergoan. Accordingly name of Purna Nagri Sahakari Path sanstha, Thergoan was recorded in the other rights column of 7/12 extract of Survey No. 419/2/1.

Mutation entry 15417 shows that Ramdas Dashrath Kalje had repaid loan taken from Purna Nagri Sahakari Path sanstha, Thergoan. Accordingly name of Purna Nagri Sahakari Path sanstha, Thergoan was deleted from other rights column of 7/12 extract of Survey No. 419/2/1.

Mutation entry 16442 shows that Manik Baburao Kalje expired on 05/07/2014, leaving behind him following legal heirs:

- | | | |
|--|---|------------|
| 1. Santosh Manik Kalje | - | Son |
| 2. Jayashree Subhash Bahirat | - | Daughter |
| 3. Neerabai alias Meerabai Manik Kalje | - | Widow Wife |

Accordingly after the demise of Manik Baburao Kalje his name was deleted and names of his above legal heirs were recorded in the record of 7/12 extract of Survey No. 419/2/1.

Mutation entry 16513 shows that Manik Baburao Kalje, Santosh Manik Kalje, Jayashree Subhash Bahirat, Neerabai alias Meerabai Manik Kalje and Chitra Santosh Kalje with the consent of Nanda Babruvahan Kalje had sold area admeasuring 00 H 03 R from Survey No. 419/2/1 to Ashish Shivaji Shelke and Rajendra Baburao Salunkhe by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 18 at Serial No. 2891/2014 on 05/05/2014. Thus Ashish Shivaji Shelke and Rajendra Baburao Salunkhe became owners of Survey No. 419/2/1 to the extent of area admeasuring 00 H 03 R. Accordingly the names of Ashish Shivaji Shelke and Rajendra Baburao Salunkhe were recorded in the record of 7/12 extract of the said property. The said mutation is not related with present search.

Mutation entry No. 17065 shows that 1. Nanda Babruvahan Kalje 2. Balkrushna Babruvahan Kalje for himself and his minor sons Kunal and Kashyap 3. Rupali Balkrushna Kalje 4. Jeevan Babruvahan Kalje 5. Santoshi Jeevan Kalje 6. Ketan Jeevan Kalje 7. Yuvraj Babruvahan Kalje had sold area admeasuring 00 H 07 R from Survey No. 419/2/1 to Shashikant Somaji alias Soma Gavhane, Sandeep Somaji alias Soma Gavhane and Sudhir Somaji alias Soma Gavhane by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 18 at Serial No. 567/2015 on 19/09/2015. Thus Shashikant Somaji alias Soma Gavhane, Sandeep Somaji alias Soma Gavhane and Sudhir Somaji alias Soma Gavhane became owners to the extent of area admeasuring 00 H 07 R from Survey No. 419/2/1.

Mutation entry No. 17066 shows that Ramdas Dashrath Kalje, Namdeo Dashrath Kalje, Subhash Dashrath Kalje and their family members had sold area admeasuring 00 H 14 R from Survey No. 419/2/1 to Balasaheb Kumardas Gavhane, Chandrakant Kumardas Gavhane, Rajendra Kumardas Gavhane, Ramesh Kumardas Gavhane and Suresh Kumardas Gavhane by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 18 at Serial No. 571/2015 on 19/01/2015. Thus Balasaheb Kumardas Gavhane, Chandrakant Kumardas Gavhane, Rajendra Kumardas Gavhane, Ramesh Kumardas Gavhane and Suresh Kumardas Gavhane became owners of Survey No. 419/2/1 to the extent of area admeasuring 00 H 14 R. Accordingly the names of Balasaheb Kumardas Gavhane, Chandrakant Kumardas Gavhane, Rajendra Kumardas Gavhane, Ramesh Kumardas Gavhane and Suresh Kumardas Gavhane were recorded in the record of 7/12 extract of the said property.

Mutation entry No. 19088 relates to rectification of computerized 7/12 extract.

Mutation entry 20754 shows that as per the letter of Deputy Director of Town Planning (Town Planning and Development Department), PCMC area admeasuring 600 sq. mtrs., which was affecting under 30.00 metres wide road was taken in possession.





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-by PCMC vide Possession Deed. The said Possession Deed was registered in the office of Sub Registrar Haveli No.05 noted at Sr. No. 5275/2019 dated 17/07/2019. Accordingly the name of PCMC was recorded in the record of 7/12 extract of the said property for an area admeasuring 00 H 06 R i.e. 600 sq. mtrs. and the said area was deducted from the property of Santosh Manik Kalje, Jayashree Subhash Bahirat, Neerabai Manik Kalje and Nanda Babruvahan Kalje. Therefore area admeasuring 149.25 R remained with Khandu Namdeo Bhondve and Dattatraya Namdeo Bhondve.

Mutation Entry No. 22281 shows that, Arjun Maruti Kalje expired on 20/06/2018, leaving behind him following legal heirs:

- | | | |
|--|---|-----------------|
| 1. Ramesh Arjun Kalje | - | Son |
| 2. Dinkar Arjun Kalje | - | Son |
| 3. Vimal Arjun Kalje | - | Widow Wife |
| 4. Sunita Ram Jagtap | - | Daughter |
| Shankar Arjun Kalje
(Expired on 04/09/2010) | - | Deceased Son |
| 5. Chhaya Shankar Kalje | - | Daughter in Law |
| 6. Nikhil Shankar Kalje | - | Grand Son |
| 7. Komal Shekhar Nadhe | - | Grand Daughter |

Accordingly after the demise of Arjun Maruti Kalje his name was deleted and names of his above legal heirs were recorded in the record of 7/12 extract of Survey No. 419/2/1.

Mutation entry No. 22449 shows that as per the order of Tahsildar, Pimpri Chinchwad bearing No. 32G/SR/20/2020 dated 08/04/2021 the remark of transaction against Tenancy Act recorded in the other rights column of 7/12 extract of the said property by Mutation entry No. 10832 was deleted, similarly name of Babu Maruti Kalje recorded in the other rights column was deleted.

Mutation entry 22511 shows that Neerabai alias Meerabai Manik Kalje expired on 24/10/2018, the names of her legal heirs were already recorded by mutation entry No. 16442 therefore after the demise of Neerabai alias Meerabai Manik Kalje her name was deleted from the 7/12 extract of the said property.

Mutation Entry No. 22706 shows that, Chandrakant Kumardas Gavhane expired on 27/11/2022, leaving behind him following legal heirs:

- | | | |
|--------------------------------|---|------------|
| 1. Sujata Chandrakant Gavhane | - | Widow Wife |
| 2. Harshal Chandrakant Gavhane | - | Son |
| 3. Harish Chandrakant Gavhane | - | Son |



Accordingly after the demise of Chandrakant Kumardas Gavhane his name was deleted and names of his above legal heirs were recorded in the record of 7/12 extract of Survey No. 419/2/1.

Mutation entry No. 23482 shows that as per the order of Tahsildar, Pimpri Chinchwad bearing No. Kra.Ku.Ka./SR/19/2022 dated 20/05/2022 the remark of transaction against Tenancy Act recorded in the other rights column of 7/12 extract of the said property by Mutation entry No. 10831 and 10833 was deleted, similarly names of Arjun Maruti Kalje and Dashrath Maruti Kalje recorded in the other rights column were deleted.

Mutation entry No. 23543 shows that Komal Shekhar Nadhe and Chhaya Shankar Kalje had released their right, title, interest and share in favour of Nikhil Shankar Kalje from Survey No. 419/2/1 by registered Release Deed. The said Release Deed was registered in the office of Sub Registrar Haveli No. 14 at Serial No. 17000/2018 on 13/11/2018. Accordingly the names of Komal Shekhar Nadhe and Chhaya Shankar Kalje were deleted from the record of 7/12 extract.

Mutation entry No. 24158 is cancelled due to technical reason.

Mutation entry No. 24272 shows that, Ramesh Arjun Kalje, Dinkar Arjun Kalje, Vimal Arjun Kalje, Sunita Ram Jagtap and Nikhil Shankar Kalje had parted area admeasuring 00 H 62.51 R Survey No 419/2/1 between themselves by registered Partition Deed. The said Partition Deed was registered in the office of Sub Registrar Haveli No. 18 noted at Sr. No. 22347/2022 on 30/11/2022. It appears from the said Partition Deed that Vimal Arjun Kalje had released her share and interest from the said property in favour of Ramesh Arjun Kalje, Dinkar Arjun Kalje and Nikhil Shankar Kalje. Accordingly area admeasuring 00 H 62.51 R from the said property came to be partitioned as follows:

Sr No.	Survey No. (Charholi)	Area admeasuring	Name of owner
1.	419/2/1	16.21 R	Ramesh Arjun Kalje
2.	419/2/1	32.30 R	Dinkar Arjun Kalje & Nikhil Shankar Kalje
3.	419/2/1	08 R + 06 R Potkharaba i.e. Total area 14 R.	Ramesh Arjun Kalje, Dinkar Arjun Kalje Nikhil Shankar Kalje and Sunita Ram Jagtap
Total Area :		00 H 62.51 R	

Mutation entry No. 24311 shows that as per the order of Upper Tahsildar, Pimpri Chinchwad, Tal. Haveli, Dist. Pune bearing No. HANO/SR/734/2022 dated 27/12/2022 the names of Shashikant Somaji alias Soma Gavhane, Sandeep Somaji alias Soma Gavhane and Sudhir Somaji alias Soma Gavhane were not



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-recorded though mutation entry no. 17065 was initiated & certified, therefore by the said order their names were recorded in the record of 7/12 extract of the said property for an area admeasuring 00 H 07 R.

Mutation entry No. 24403 shows that Balasaheb Kumardas Gavhane, Sujata Chandrakant Gavhane, Harshal Chandrakant Gavhane, Rajendra Kumardas Gavhane, Ramesh Kumardas Gavhane, Suresh Kumardas Gavhane, Harish Chandrakant Gavhane had sold area admeasuring 00 H 14 R from Survey No. 419/2/1 and Shashikant Somaji alias Soma Gavhane, Sandeep Somaji alias Soma Gavhane and Sudhir Somaji alias Soma Gavhane had sold area admeasuring 00 H 07 R from Survey No. 419/2/1 i.e. total area admeasuring 00 H 21 R to **M/s. DR Gavhane Legacy** through its partner M/s. Mangalam Landmarks LLP through its partner Subhash Shantaram Sakore by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 14 at Serial No. 3003/2023 on 20/02/2023. Thus **M/s. DR Gavhane Legacy** through its partner M/s. Mangalam Landmarks LLP became owner of Survey No. 419/2/1 to the extent of area admeasuring 00 H 21 R. Accordingly the name of **M/s. DR Gavhane Legacy** through its partner M/s. Mangalam Landmarks LLP was recorded in the record of 7/12 extract of the said property and the names of Balasaheb Kumardas Gavhane, Sujata Chandrakant Gavhane, Harshal Chandrakant Gavhane, Rajendra Kumardas Gavhane, Ramesh Kumardas Gavhane, Suresh Kumardas Gavhane, Harish Chandrakant Gavhane, Shashikant Somaji alias Soma Gavhane, Sandeep Somaji alias Soma Gavhane and Sudhir Somaji alias Soma Gavhane were deleted.

It is seen that 1. Arjun Maruti Kalje 2. Vimal Arjun Kalje 3. Ramesh Arjun Kalje 4. Indumati Ramesh Kalje 5. Umakant Ramesh Kalje 6. Jayashree Umakant Kalje 7. Shrikant Ramesh Kalje 8. Pooja Sachin Parge 9. Dinkar Arjun Kalje 10. Manisha Dinesh alias Dinkar Kalje 11. Tejas Dinkar Kalje 12. Trupti Dinkar Kalje, Shankar Arjun Kalje Deceased through legal heirs 13. Chhaya Shankar Kalje 14. Komal Shekhar Nadhe 15. Sunita Ram Jagtap 16. Nikhil Shankar Kalje had granted Development rights for an area admeasuring 00 H 63.16 R from Survey No. 419/2/1 i.e. 6316 sq. mtrs., in favour of **M/s. DR Gavhane Landmarks LLP** through its partners Ajit Damodar Gavhane, Amit Damodar Gavhane Manoj Chudaman Patil and Vikrant Vilas Lande vide Registered Development Agreement coupled with Power of Attorney. The said Development Agreement and Power of Attorney were registered in the office of Sub Registrar Haveli No. 18 noted at serial No. 574/2015 & 575/2015 dated 19/01/2015 respectively.



It is seen that Subhash Bapu Kalje, Ashwini Subhash Kalje, Yogita Subhash Kalje, Saurabh Subhash Kalje and Sarthak Subhash Kalje had granted Development rights for an area admeasuring 00 H 27 R from Survey No. 419/2/1 i.e. 2700 sq. mtrs., in favour of **M/s. DR Gavhane Landmarks LLP** through its partners Ajit Damodar Gavhane, Amit Damodar Gavhane Manoj Chudaman Patil and Vikrant Vilas Lande vide Registered Development Agreement coupled with Power of Attorney. The said Development Agreement and Power of Attorney were registered in the office of Sub Registrar Haveli No. 18 noted at serial No. 569/2015 & 570/2015 dated 19/01/2015 respectively.

It is seen that Neerabai alias Meerabai Manik Kalje, Jayashree Subhash Buhirat, Chitra Santosh Kalje, Santosh Manik Kalje for himself and natural guardian father of Pooja Santosh Kalje, Rudra Santosh Kalje, and Sakshi Santosh Kalje had granted Development rights for an area admeasuring 00 H 05 R i.e. 500 sq. mtrs., from Survey No. 419/2/1 in favour of **M/s. DR Gavhane Landmarks LLP** through its partners Ajit Damodar Gavhane, Amit Damodar Gavhane Manoj Chudaman Patil and Vikrant Vilas Lande vide Registered Development Agreement coupled with Power of Attorney. The said Development Agreement and Power of Attorney were registered in the office of Sub Registrar Haveli No. 18 noted at serial No. 509/2016 and 510/2016 dated 16/01/2016 respectively.

It is seen that Neerabai alias Meerabai Manik Kalje, Jayashree Subhash Buhirat, Chitra Santosh Kalje, Santosh Manik Kalje for himself and natural guardian father of Pooja Santosh Kalje, Rudra Santosh Kalje, and Sakshi Santosh Kalje had granted Development rights for an area admeasuring 00 H 02 R i.e. 200 sq. mtrs., from Survey No. 419/2/1 in favour of **M/s. DR Gavhane Landmarks LLP** through its partners Ajit Damodar Gavhane, Amit Damodar Gavhane Manoj Chudaman Patil and Vikrant Vilas Lande vide Registered Development Agreement. The said Development Agreement was registered in the office of Sub Registrar Haveli No. 18 noted at serial No. 511/2016 dated 28/03/2016.

It is seen that **M/s. DR Gavhane Landmarks LLP** through its partners Ajit Damodar Gavhane and others have decided to further grant Development rights in respect of the area admeasuring 00 H 02 R i.e. 200 sq. mtrs., from Survey No. 419/2/1 to **M/s. DR Gavhane Legacy** through its partners M/s. DR Gavhane Landmarks LLP and others and accordingly they had executed a notarized Development agreement. The said Development agreement was notarized before Adv and Notary Ratan V. Koyle on 21/06/2021. Thus **M/s. DR Gavhane Legacy** through its partners M/s. DR Gavhane Landmarks LLP and others have got development rights in respect of area admeasuring 00 H 02 R i.e. 200 sq. mtrs., from Survey No. 419/2/1.





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It is seen that 1. Arjun Maruti Kalje 2. Vimal Arjun Kalje 3. Ramesh Arjun Kalje 4. Indumati Ramesh Kalje 5. Umakant Ramesh Kalje 6. Jayashree Umakant Kalje 7. Shrikant Ramesh Kalje 8. Pooja Sachin Parge 9. Dinkar Arjun Kalje 10. Manisha Dinesh alias Dinkar Kalje 11. Tejas Dinkar Kalje 12. Trupti Dinkar Kalje, Shankar Arjun Kalje Deceased through legal heirs 13. Chhaya Shankar Kalje 14. Komal Shekhar Nadhe 15. Sunita Ram Jagtap 16. Nikhil Shankar Kalje 17. Subhash Bapu Kalje, 18. Ashwini Subhash Kalje 19. Yogita Subhash Kalje 20. Saurabh Subhash Kalje 21. Sarthak Subhash Kalje 22. Neerabai alias Meerabai Manik Kalje 23. Santosh Manik Kalje 24. Chitra Santosh Kalje 25. Pooja Santosh Kalje 26. Sakshi Santosh Kalje 27. Rudra Santosh Kalje 28. Jayashree Subhash Bahirat All the above through their Power of Attorney Holder M/s. DR Gavhane Landmarks LLP through its partners Ajit Damodar Gavhane, Amit Damodar Gavhane and Jeeja Chudaman Patil through her POA Holder Manoj Chudaman Patil with the consent of M/s. DR Gavhane Landmarks LLP had granted Development rights for an area admeasuring 00 H 63.16 R (belonging to 1-16 above), area admeasuring 00 H 27 R (belonging to 17-21), area admeasuring 00 H 05 R (belonging to 22-28) i.e. **total area admeasuring 00 H 95.16 R from Survey No. 419/2/1 in favour of M/s. DRG Legacy** through its partners a) M/s. DR Gavhane Landmarks LLP through its partners 1. Ajit Damodar Gavhane 2. Amit Damodar Gavhane 3. Jeeja Chudaman Patil through her POA Holder Manoj Chudaman Patil b) M/s. Kalbhor Realtors and Services LLP through its partner Dhananjay Vitthal Kalbhor c) Mangalam Landmarks LLP through its partners Ramdas Damodar Phuge d) Mangalam Landmarks LLP through its partners Subhash Shantaram Sakore e) Chetan Suresh Kunjir vide Registered Development Agreement coupled with Power of Attorney. The said Development Agreement and Power of Attorney were registered in the office of Sub Registrar Haveli No. 26 noted at serial No. 13118/2021 & 13119/2021 dated 20/09/2021 respectively. By the said DAPA although area admeasuring 00 H 63.16 R (belonging to 1-16 above) is granted, but the owners have executed a Supplementary Development Agreement & Power of Attorney noted at Sr. No. 574/2015 & 575/2015 and thereby rectified the area as 00 H 39.30 R. The said correction is yet to be executed in the said DAPA.

It is seen that Vimal Arjun Kalje, Ramesh Arjun Kalje, Indumati Ramesh Kalje, Umakant Ramesh Kalje, Jayashree Umakant Kalje, Shrikant Ramesh Kalje, Pooja Sachin Parge, Dinkar Arjun Kalje, Manisha Dinesh alias Dinkar Kalje, Tejas Dinkar Kalje, Trupti Dinkar Kalje, Sunita Ram Jagtap and Nikhil Shankar Kalje had executed a supplementary Development Agreement coupled with Power of Attorney in respect of **00 H 39.30 R from Gat No. 419/2/1 in favour of M/s. DR Gavhane**

-Landmarks LLP through its partners 1. Ajit Damodar Gavhane 2. Jeeja Chudaman Patil through her POA Holder Manoj Chudaman Patil. The said supplementary Development Agreement & Power of Attorney were registered in the office of Sub Registrar Haveli No. 18 noted at serial No. 22348/2022 and 22350/2022 dated 30/11/2022 respectively.

The said deed is Supplementary to the Development Agreement & Power of Attorney noted at Sr. No. 574/2015 & 575/2015. It appears from the said supplementary Development Agreement that Ramesh Arjun Kalje cancelled his share to the extent of 00 H 16.21 R (as seen in the said Partition Deed No. 22347/2022) and Dinkar Arjun Kalje cancelled his share to the extent of 00 H 07 R i.e. total area amounting to 00 H 23.21 R was cancelled out of area admeasuring 00 H 62.51 R.

Mutation entry 23230 shows that, Sheetal Janardhan Kalje, Suvarna Rupesh Nanekar, Kumabai Janardhan Kalje and Sharda Sham Tambe had released their rights, interest and share from Survey No. 419/2/1 and other properties without taking any consideration in favour of Ganesh Janardhan Kalje by registered Release Deed. The said Release Deed was registered in the office of Sub Registrar Haveli No. 08 at Serial No. 7531/2021 on 14/12/2021. Accordingly the names of Sheetal Janardhan Kalje, Suvarna Rupesh Nanekar, Kumabai Janardhan Kalje and Sharda Sham Tambe were deleted from the records of 7/12 extract and the name of Ganesh Janardhan Kalje was retained in the 7/12 extract of the said property. The said Release Deed is not provided for perusal and only mutation entry is relied upon.

It is seen that Ganesh Janardhan Kalje had granted Development rights for an area admeasuring 00 H 05 out of Survey No. 419/2/1 in favour of **M/s. DR Gavhane Legacy** through its partners **A)M/s. DR Gavhane Landmarks LLP** through its partners 1. Ajit Damodar Gavhane 2. Amit Damodar Gavhane 3. Jeeja Chudaman Patil **B)M/s. Kalbhor Realtors and Services LLP** through its partner Dhananjay Vitthal Kalbhor **C)Mangalam Landmarks LLP** through its partners Ramdas Damodar Phuge and Subhash Shantaram Sakore **D)Chetan Suresh Kunjir** through its partners Amit Damodar Gavhane and Subhash Shantaram Sakore vide Registered Development Agreement coupled with Power of Attorney. The said Development Agreement and Power of Attorney were registered in the office of Sub Registrar Haveli No. 14 noted at serial No. 21028/2023 and 20129/2023 dated 20/10/2023 respectively.

It is seen that Vinod Chhotelal Dhusia and Sagar Suresh Sakore were admitted as new partners in the firm known as **M/s. DR Gavhane Legacy** (Earlier known as **M/s. DRG Legacy**) and Chetan Suresh Kunjir retired from **M/s. DR Gavhane Legacy** (Earlier known as **M/s. DRG Legacy**). Accordingly Reconstitution of Partnership Firm was executed between the parties therein. The said Reconstitution of Partnership Firm was



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notarized before Adv. Sanjay N. Wahane bearing Serial No. 14/2023 on 28/12/2023.



It is seen that Vimal Arjun Kalje, Ramesh Arjun Kalje, Indumati Ramesh Kalje, Umakant Ramesh Kalje, Jayashree Umakant Kalje, Shrikant Ramesh Kalje, Pooja Sachin Parge, Dinkar Arjun Kalje, Manisha Dinesh alias Dinkar Kalje, Tejas Dinkar Kalje, Trupti Dinkar Kalje (Name after marriage Trupti Ganesh Gavali), Sunita Ram Jagtap and Nikhil Shankar Kalje through their Power of Attorney Holder M/s. DR Gavhane Landmarks LLP through its partners 1. Amit Damodar Gavhane 2. Jeeja Chudaman Patil through her Power of Attorney Holder Manoj Chudaman Patil, Subhash Babu Kalje for himself and being natural guardian father of Sarth Subhash Kalje, Ashwini Subhash Kalje, Yogita Subhash Kalje, Saurabh Subhash Kalje, Nirabai alias Mirabai Manik Kalje, Santosh Manik Kalje for himself and being natural guardian father of Sakshi and Rudra Santosh Kalje, Chitra Santosh Kalje, Pooja Santosh Kalje and Jayashree Subhash Bahirat through their Power of Attorney Holder M/s. DR Gavhane Landmarks LLP through its partners Ajit Damodar Gavhane, Amit Damodar Gavhane and Jeeja Chudaman Patil through her Power of Attorney Holder Manoj Chudaman Patil had executed a supplementary Development Agreement coupled with Power of Attorney in respect of **Gat No. 419/2/1** in favour of M/s. DR Gavhane Legacy (Earlier known as M/s. DRG Legacy) Through its partner M/s. DR Gavhane Landmarks LLP through its partners Amit Damodar Gavhane and M/s. Mangalam Landmarks LLP through its partners Subhash Shantaram Sakore for themselves and being Power of Attorney Holders of 1. M/s. DR Gavhane Legacy (Earlier known as Ms. DRG legacy) Through its partner M/s. DR Gavhane Landmarks LLP through its partners Ajit Damodar Gavhane Jeeja Chudaman Patil through her POA Holder Manoj Chudaman Patil and 2. M/s. Kalbhor Realtors and Services LLP through its partner Dhananjay Vitthal Kalbhor and 3. M/s. Mangalam Landmarks LLP through its partners Ramdas Damodar Phuge and Subhash Shantaram Sakore and 4. Chetan Suresh Kunjir. The said Supplementary Development Agreement & Power of Attorney were registered in the office of Sub Registrar Haveli No. 18 noted at serial No. 995/2024 and 996/2024 dated 11/01/2024 respectively. Thus area admeasuring 00 H 95.16 R which was entrusted by Development Agreement dated 20/09/2021 which was registered in the office of Sub Registrar Haveli No. 26 noted at serial No. 13118/2021 which was reduced to 00 H 71.30 R from Survey No. 419/2/1 by this Supplementary Development Agreement. Thus **M/s. DR Gavhane Legacy** through its partners M/s. DR Gavhane Landmarks LLP and others have got development rights in respect of area admeasuring 00 H 71.30 R i.e. 7130 sq. mtrs.,

from Survey No. 419/2/1 with exclusive right to dispose off the same.

From the information supplied to me and going through the documents supplied, I am of the opinion that :-

A) **M/s. DR Gavhane Legacy** through its partner M/s. Mangalam Landmarks LLP through its partner Subhash Shantaram Sakore is the owner of the property bearing Survey No. 419/2/1 for an area admeasuring **00 H 21 R** assessed at Rs. 01.38 Paise, out of total area admeasuring 03 H 55 R + Potkharaba 00 H 24 R i.e. total area admeasuring 03 H 79 R assessed at Rs. 23.29 Paise;

B) Subhash Bapu Kalje, Ashwini Subhash Kalje, Yogita Subhash Kalje, Saurabh Subhash Kalje and Sarthak Subhash Kalje are the owners of property bearing Survey No. 419/2/1, for an area admeasuring **00 H 27 R** assessed at Rs. 1.77 Paise, out of total area admeasuring 03 H 55 R + 00 H 24 R potkharaba i.e. 03 H 79 R assessed at Rs. 23.29 Paise;

That Subhash Bapu Kalje, Ashwini Subhash Kalje, Yogita Subhash Kalje, Saurabh Subhash Kalje and Sarthak Subhash Kalje had granted Development rights for an area admeasuring **00 H 27 R** out of Survey No. 419/2/1 in favour of M/s. DR Gavhane Landmarks LLP through its partners Ajit Damodar Gavhane and others vide Development Agreement and Power of Attorney registered in the office of Sub Registrar Haveli No. 18 noted at serial No. 569/2015 & 570/2015 dated 19/01/2015 respectively. Further M/s. DR Gavhane Landmarks LLP through its partners Ajit Damodar Gavhane and others, being POA for the owners granted Development rights in respect of area admeasuring 00 H 27 R from Survey No. 419/2/1 in favour of **M/s. DR Gavhane Legacy** through its partner M/s. Mangalam Landmarks LLP through its partner Subhash Shantaram Sakore and others vide Development Agreement coupled with Power of Attorney noted at serial No. 13118/2021 & 13119/2021 dated 20/09/2021 respectively.

C) Dinkar Arjun Kalje & Nikhil Shankar Kalje are the owners of property bearing Survey No. 419/2/1, for an area admeasuring 00 H 32.30 R out of it **00 H 25.30 R** assessed at Rs. 2.12 Paise, from total area admeasuring 03 H 55 R + 00 H 24 R potkharaba i.e. 03 H 79 R assessed at Rs. 23.29 Paise;

D) Ramesh Arjun Kalje, Dinkar Arjun Kalje Nikhil Shankar Kalje and Sunita Ram Jagtap are the owners of property bearing Survey No. 419/2/1 for an area admeasuring 00 H 08 R + Potkharaba 00 H 06 R i.e. total area admeasuring **00 H 14 R** assessed at Rs. 0.52 Paise, out of total area admeasuring 03 H 55 R + 00 H 24 R potkharaba i.e. 03 H 79 R assessed at Rs. 23.29 Paise;



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That 1. Arjun Maruti Kalje 2. Vimal Arjun Kalje 3. Ramesh Arjun Kalje 4. Indumati Ramesh Kalje 5. Umakant Ramesh Kalje 6. Jayashree Umakant Kalje 7. Shrikant Ramesh Kalje 8. Pooja Sachin Parge 9. Dinkar Arjun Kalje 10. Manisha Dinesh alias Dinkar Kalje 11. Tejas Dinkar Kalje 12. Trupti Dinkar Kalje, Shankar Arjun Kalje Deceased through legal heirs 13. Chhaya Shankar Kalje 14. Komal Shekhar Nadhe 15. Sunita Ram Jagtap 16. Nikhil Shankar Kalje had granted Development rights for an area admeasuring 00 H 39.30 R from Survey No. 419/2/1 in favour of M/s. DR Gavhane Landmarks LLP through its partners Ajit Damodar Gavhane and others vide Supplementary Development Agreement and Power of Attorney registered in the office of Sub Registrar Haveli No. 18 noted at serial No. 22348/2022 and 22350/2022 dated 30/11/2022 respectively. Further M/s. DR Gavhane Landmarks LLP through its partners Ajit Damodar Gavhane and others, being POA for the owners granted Development rights in respect of area admeasuring 00 H 39.30 R from Survey No. 419/2/1 in favour of **M/s. DR Gavhane Legacy** through its partner M/s. Mangalam Landmarks LLP through its partner Subhash Shantaram Sakore and others vide Development Agreement coupled with Power of Attorney noted at serial No. 13118/2021 & 13119/2021 dated 20/09/2021 respectively subject to correction deed. (as mentioned in C & D above)

E) Neerabai alias Meerabai Manik Kalje, Jayashree Subhash Bahirat, Chitra Santosh Kalje, Santosh Manik Kalje are the owners of property bearing Survey No. 419/2/1, area admeasuring 00 H 38 R + potkharaba 00 H 06 R i.e. total area admeasuring 00 H 44 R out of it area admeasuring 00 H 07 R assessed at Rs. 2.49 Paise, from total area admeasuring 03 H 55 R + 00 H 24 R potkharaba i.e. 03 H 79 R assessed at Rs. 23.29 Paise;

That Neerabai alias Meerabai Manik Kalje, Jayashree Subhash Bahirat, Chitra Santosh Kalje, Santosh Manik Kalje for himself and natural guardian father of Pooja Santosh Kalje, Rudra Santosh Kalje, and Sakshi Santosh Kalje had granted Development rights for an area admeasuring **00 H 05 R i.e. 500 sq. mtrs.**, from Survey No. 419/2/1 in favour of M/s. DR Gavhane Landmarks LLP through its partners Ajit Damodar Gavhane, Amit Damodar Gavhane Manoj Chudaman Patil and Vikrant Vilas Lande vide Registered Development Agreement coupled with Power of Attorney noted at serial No. 509/2016 and 510/2016 dated 16/01/2016 respectively. Further M/s. DR Gavhane Landmarks LLP through its partners Ajit Damodar Gavhane and others, being POA for the owners granted Development rights in respect of area admeasuring 00 H 05 R from Survey No. 419/2/1 in favour of **M/s. DR Gavhane Legacy**

through its partner M/s. Mangalam Landmarks LLP through its partner Subhash Shantaram Sakore and others vide Development Agreement coupled with Power of Attorney noted at serial No. 13118/2021 & 13119/2021 dated 20/09/2021 respectively.

That Neerabai alias Meerabai Manik Kalje, Jayashree Subhash Bahirat, Chitra Santosh Kalje, Santosh Manik Kalje for himself and natural guardian father of Pooja Santosh Kalje, Rudra Santosh Kalje, and Sakshi Santosh Kalje had granted Development rights for an area admeasuring **00 H 02 R i.e. 200 sq. mtrs.**, out of Survey No. 419/2/1 in favour of M/s. DR Gavhane Landmarks LLP through its partners Ajit Damodar Gavhane, Amit Damodar Gavhane Manoj Chudaman Patil and Vikrant Vilas Lande vide Registered Development Agreement noted at serial No. 511/2016 dated 28/03/2016. It is seen that, M/s. DR Gavhane Landmarks LLP through its partners Ajit Damodar Gavhane and others have decided to further grant Development rights in respect of the area admeasuring **00 H 02 R i.e. 200 sq. mtrs.**, from Survey No. 419/2/1 to **M/s. DR Gavhane Legacy** through its partners M/s. DR Gavhane Landmarks LLP and others and accordingly they had executed a notarized Development agreement.



F) Ganesh Janardhan Kalje is the owner of property bearing Survey No. 419/2/1 for an area admeasuring **00 H 27 R** assessed at Rs. 1.77 Paise, from total area admeasuring **03 H 55 R + 00 H 24 R** potkharaba i.e. **03 H 79 R** assessed at Rs. 23.29 Paise;

That Ganesh Janardhan Kalje had granted Development rights for an area admeasuring **00 H 27 R** out of Survey No. 419/2/1 in favour of M/s. DR Gavhane Legacy through its partners A)M/s. DR Gavhane Landmarks LLP through its partners 1. Ajit Damodar Gavhane 2. Amit Damodar Gavhane 3. Jeeja Chudaman Patil B)M/s. Kalbhor Realtors and Services LLP through its partner Dhananjay Vitthal Kalbhor C)Mangalam Landmarks LLP through its partners Ramdas Damodar Phuge and Subhash Shantaram Sakore D)Chetan Suresh Kunjir through its partners Amit Damodar Gavhane and Subhash Shantaram Sakore vide Registered Development Agreement coupled with Power of Attorney. The said Development Agreement and Power of Attorney were registered in the office of Sub Registrar Haveli No. 14 noted at serial No. 21028/2023 and 21029/2023 dated 20/10/2023 respectively.

G) Vimal Arjun Kalje, Ramesh Arjun Kalje, Indumati Ramesh Kalje, Umakant Ramesh Kalje, Jayashree Umakant Kalje, Shrikant Ramesh Kalje, Pooja Sachin Parge, Dinkar Arjun Kalje, Manisha Dinesh alias Dinkar Kalje, Tejas Dinkar Kalje, Trupti Dinkar Kalje (Name after marriage Trupti Ganesh Gavali), Sunita Ram Jagtap and Nikhil Shankar Kalje through their Power of Attorney Holder M/s. DR Gavhane Landmarks LLP through its partners 1. Amit Damodar Gavhane 2. Jeeja Chudaman Patil through her Power of Attorney Holder Manoj Chudaman Patil,



KISHOR N. PATIL

Mobile : 9860254785

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B.Sc., LL.B

ADVOCATE

OFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor,
Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017

RESID : Flat No. A-1103, Ad-Arma Bliss Co-Op Hsg. Soc. Ltd
Vjaynagar, Kalewadi, Pimpri, Pune 411017

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Subhash Bapu Kalje for himself and being natural guardian father of Sarth Subhash Kalje, Ashwini Subhash Kalje, Yogita Subhash Kalje, Saurabh Subhash Kalje, Nirabai alias Mirabai Manik Kalje, Santosh Manik Kalje for himself and being natural guardian father of Sakshi and Rudra Santosh Kalje, Chitra Santosh Kalje, Pooja Santosh Kalje and Jayshree Subhash Bahirat through their Power of Attorney Holder M/s. DR Gavhane Landmarks LLP through its partners Ajit Damodar Gavhane, Amit Damodar Gavhane and Jeeja Chudaman Patil through her Power of Attorney Holder Manoj Chudaman Patil had executed a supplementary Development Agreement coupled with Power of Attorney in respect of **Gat No. 419/2/1** in favour of M/s. DR Gavhane Legacy (Earlier known as M/s. DRG Legacy) Through its partner M/s. DR Gavhane Landmarks LLP through its partners Amit Damodar Gavhane and M/s. Mangalam Landmarks LLP through its partners Subhash Shantaram Sakore for themselves and being Power of Attorney Holders of 1. M/s. DR Gavhane Legacy (Earlier known as Ms. DRG legacy) Through its partner M/s. DR Gavhane Landmarks LLP through its partners Ajit Damodar Gavhane Jeeja Chudaman Patil through her POA Holder Manoj Chudaman Patil and 2. M/s. Kalbhor Realtors and Services LLP through its partner Dhananjay Vitthal Kalbhor and 3. M/s. Mangalam Landmarks LLP through its partners Ramdas Damodar Phuge and Subhash Shantaram Sakore and 4. Chetan Suresh Kunjir. The said Supplementary Development Agreement & Power of Attorney were registered in the office of Sub Registrar Haveli No. 18 noted at serial No. 995/2024 and 996/2024 dated 11/01/2024 respectively. Thus area admeasuring **00 H 95.16 R** which was entrusted by Development Agreement dated 20/09/2021 which was registered in the office of Sub Registrar Haveli No. 26 noted at serial No. 13118/2021 which was reduced to **00 H 71.30 R** from Survey No. 419/2/1 by this Supplementary Development Agreement.

Thus M/s. DR Gavhane Legacy (Earlier known as M/s. DRG Legacy) through its partners M/s. DR Gavhane Landmarks LLP and others have got development rights in respect of area admeasuring **00 H 71.30 R** i.e. **71.30 sq. mtrs.**, from Survey No. 419/2/1 with exclusive right to dispose off the same.

A to G situated at village **Charholi Budruk** Tal. Haveli, Dist. Pune, within the jurisdiction of Sub-Registrar Haveli and within the local limits of Pimpri Chinchwad Municipal Corporation.

Thus M/s. DR Gavhane Legacy through its partners have got exclusive development rights for **total area admeasuring 00 H 121.30 R.**

11) I am of the opinion that the said property is clean, clear and marketable and without any encumbrances whatsoever.

The Title Certificate and Search Report is issued on perusing documents regarding the said property made available to me and going through the records in the office of Sub-Registrar Haveli.

Place: Pune.

Date : 20/01/2024.



Kishor N. Patil
ADVOCATE

KISHOR N. PATIL

Office: C/o. Mr. Subhash Shantaram Sakore,
"Jyoti" 10th floor,
Near Kulkarni & Pooji Sirohi,
Kalewadi, Pimpri, Pune - 411017

Note - This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said properties or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said properties and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said properties. This is my personal opinion & does not affect anybody's right prejudicially. That M/s. Mangalam Landmarks LLP through its partner Subhash Shantaram Sakore, had informed that there are no Court proceeding pending before any Court of Law in respect of the said property. That history from 1994 to 2023 is only considered. Presumption is drawn from the available revenue record.